

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Chester County

State: PA

PJ's Total HOME Allocation Received: \$17,126,512

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	98.09 %	94.92 %	10	93.41 %	94	90	
% of Funds Disbursed	89.08 %	89.08 %	18	84.68 %	69	64	
Leveraging Ratio for Rental Activities	3.27	4.76	20	4.72	32	39	
% of Completed Rental Disbursements to All Rental Commitments***	95.10 %	93.07 %	18	80.76 %	52	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.90 %	72.06 %	13	68.18 %	63	61	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.03 %	82.28 %	25	80.32 %	17	19	
% of 0-30% AMI Renters to All Renters***	18.99 %	37.40 %	24	45.16 %	6	10	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.77 %	98.52 %	27	95.04 %	23	25	
Overall Ranking:			In State: 22 / 29		Nationally: 38 44		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,738	\$19,533		\$26,037	337 Units	50.00 %	
Homebuyer Unit	\$9,573	\$15,828		\$14,755	322 Units	47.80 %	
Homeowner-Rehab Unit	\$11,194	\$15,982		\$20,487	15 Units	2.20 %	
TBRA Unit	\$0	\$5,858		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$76,250	\$2,706	\$12,899
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 3.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	36.7	53.3	46.7	0.0	Single/Non-Elderly:	30.4	23.4	6.7	0.0
Black/African American:	57.0	26.5	53.3	0.0	Elderly:	34.2	0.9	46.7	0.0
Asian:	0.0	0.6	0.0	0.0	Related/Single Parent:	24.1	45.2	20.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	6.3	24.9	26.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.4	5.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.3	0.0	0.0					
Asian/Pacific Islander:	0.3	0.9	0.0	0.0					
ETHNICITY:									
Hispanic	5.7	18.1	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.1	22.4	40.0	0.0	Section 8:	40.5	0.0 [#]		
2 Persons:	21.5	29.3	20.0	0.0	HOME TBRA:	0.3			
3 Persons:	13.9	15.9	13.3	0.0	Other:	8.2			
4 Persons:	6.0	20.2	26.7	0.0	No Assistance:	50.3			
5 Persons:	1.9	7.5	0.0	0.0					
6 Persons:	1.6	3.1	0.0	0.0					
7 Persons:	0.0	0.9	0.0	0.0					
8 or more Persons:	0.3	0.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			45	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester County

State: PA

Group Rank: 38
(Percentile)

State Rank: 22 / 29 PJs

Overall Rank: 44
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	95.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	77.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.03	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	93.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

